

FOR SALE > OFFICE

10 E. Franklin Street | Richmond, VA 23219



CONTACT

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PROPERTY FEATURES

- > 31,042 SF unique office space in historic setting
- > Ideal for Owner/Occupant, Investor
- > Possible redevelopment/conversion
- > 63% occupied
- > Built in 1893, Renovated in 1985
- > Parking available on street and in rear lot for monthly rental fee
- > Located in an Enterprise Zone
- > One block from Linden Row Inn, YMCA, Richmond Public Library & Urban Farmhouse Market and Cafe'
- > Walking distance to VCU campus and abundance of restaurants and retail amenities
- > Easy access to I-95/64 and the Downtown Expressway

Accelerating success.

PROPERTY OFFERING >



10 E. FRANKLIN STREET | RICHMOND, VA 23219

> PROPERTY ADDRESS

10 E. Franklin Street
Richmond, VA 23219
City of Richmond

> SQUARE FOOTAGE

Lower Level	6,754 SF
First Floor	4,912 SF
Second Floor	6,164 SF
Third Floor	5,429 SF
Fourth Floor	4,175 SF
Fifth Floor	3,608 SF
TOTAL	31,042 SF

> STORIES

Five (5), plus lower level

> OCCUPANCY

63% leased to 6 tenants

> LAND AREA

±13,504 SF (0.31 acres)

> YEAR BUILT

1893
Renovated in 1985

> PARCEL NUMBER

W000-0083-019

> CONSTRUCTION

Brick

> ZONING

R-3

> PARKING

Street parking & adjacent lot for
monthly rental fee

> UTILITIES - included

Electrical
Water/Sewer
Janitorial

> SIGNAGE

Exterior building signage available

> LIFE SAFETY

No sprinkler - not required

> HVAC

Central York - Preventive Maintenance Contract
7 units :
1993, 1995 & 1998 ,2008, 2009, 2012 & 2016

> ROOF

Replaced 2003 - Shencorp
Warranty - no problems at this time

> SALE OFFERING PRICE

\$2,100,000



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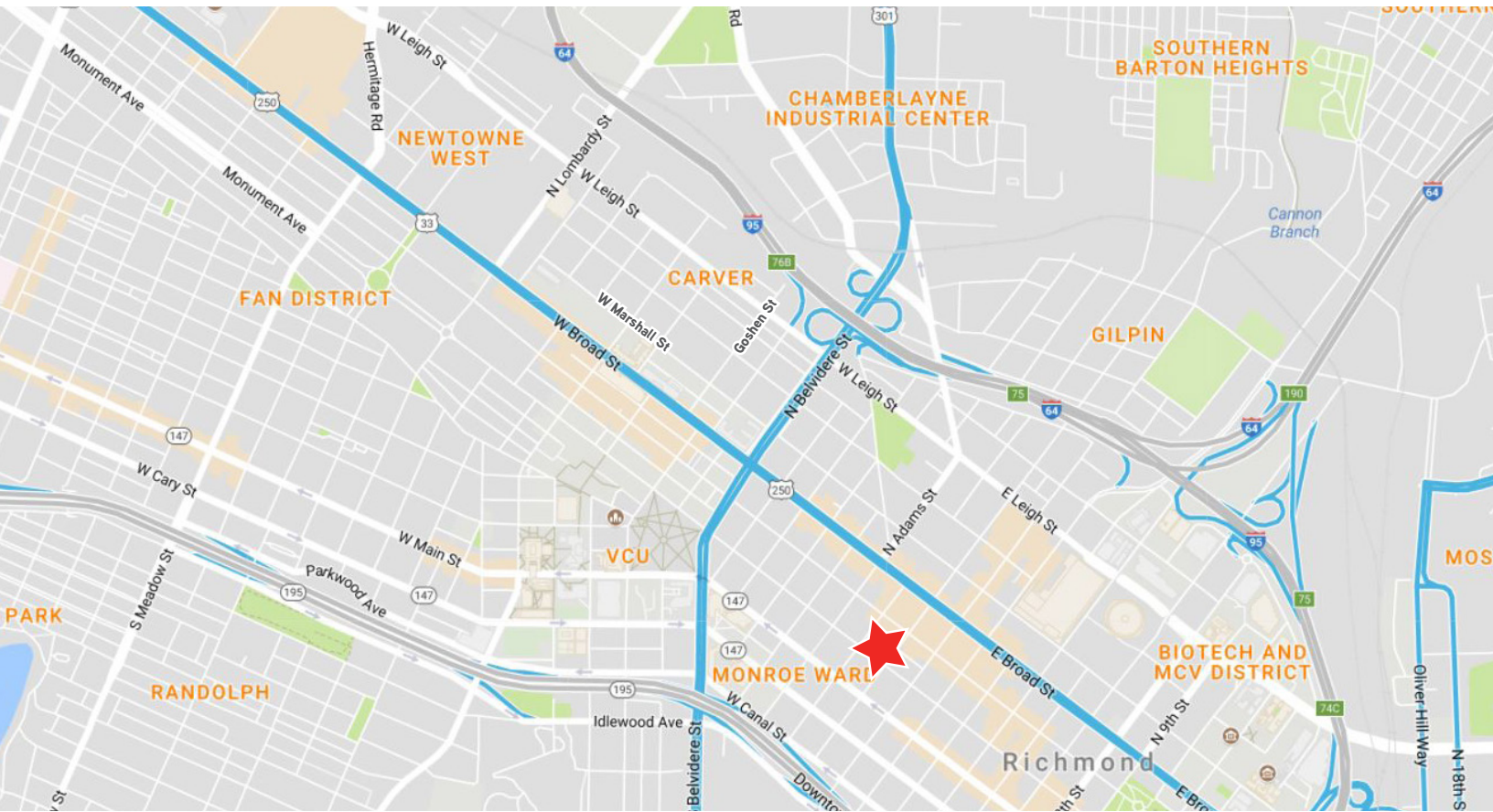
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ROAD MAP >

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File name: FranklinSt10_sale rev 2-8-18